

3.8 PROJECT DEVELOPMENT STANDARDS

The following applicant development standards are intended for use as the framework for the preparation and review of the applicant's DAPs. The development standards described below consist of residential development standards, green building standards, and landscape character.

3.8.1 Residential Development Standards

The regulations set forth in these development standards shall apply to the residential land uses areas within the Gallery at Central Park Master Plan Community Plan. The housing units proposed at the project site would integrate, to the extent feasible, with adjacent neighborhoods. The development standards, as shown in Table A-3.0, Residential Development Standards, appended to this Draft EIR in **Appendix 3.0**, provides the standards for setbacks; building height; lot size, width, and depth; green space; lot coverage; parking; security; waste disposal; ancillary structures; and for community amenities, for the various housing types (i.e., apartments, townhomes, and single-family houses).

3.8.2 Green Building Standards

One element of the City Council's 2007 through 2009 Principles and Priorities is to "Affirm Commitment to Reduction of greenhouse gases and develop Sustainable Renewable Energy & Green Power Resources." On December 4, 2007, the City Council adopted the Cities Association Near-Term Building Policy Recommendations as follows:

- **Recognize/Adopt LEED & GreenPoint Rated.** Local governments should formally recognize and adopt the US Green Buildings Council's LEED Rating system and Build It Green's GreenPoint Rated system (residential) as the official green buildings standards for their jurisdictions.
- **Complete Green Checklist as a part of Planning Application.** As a part of a planning application, require the submittal of a completed LEED or GreenPoint Rated checklist. This recommendation does not require the applicant to adopt green building practices but requires a completed checklist for the project.
- **Require Public Buildings to be LEED Silver.** Local governments should adopt a policy for achieving LEED Silver certified or better for all public new construction and renovation projects over 5,000 square feet.

While not required for private projects, the project developers are incorporating sustainable and green building practices that will be equal to a LEED certified project.

Site Selection and Design Standards. The intent of the site selection and design standards is to reduce automobile dependence, encourage compact development, and provide access to active public spaces, walkable streets, and public transportation.

Water Usage and Quality. The water usage and quality standards are intended to promote water use reduction by using low-flow toilets, water-saving kitchen and lavatory faucets, use of drought-tolerant native plant material, and moisture sensing irrigation override system. Other standards include stormwater quality control and management on the project site.

Energy Performance. Energy performance standards include energy efficient standards for the heating, ventilation, and air conditioning (HVAC) system and other appliances that could be installed in residential units and common areas of the site. These appliances include centralized gas fired water heating, reversible ceiling fans to help distribute air in summer and winter, central air conditioning utilizing same ducting system as central heating, and meeting Title 24 requirements for insulation, air infiltration, and natural lighting.

Environmental Pollution Reduction. Environmental pollution reduction standards would include storage and collection or recyclables; use of low volatile organic compounds (VOC) paint; reuse and recycling of demolished materials; creating shade on project site including parking and walk areas with trees; and banning smoking in all common areas on the project site.

3.8.3 Landscape Character

A landscape character has been developed for the project, and would be implemented where feasible. The landscape character includes a general philosophy, theme, and community context. For example, the perimeter landscape of the project site would blend with the surrounding context; there would be distinctly landscaped common areas within the project site to provide residents with active use opportunities, such as swimming and barbequing. An irrigation concept has also been developed for the project site that would be fully automated and meet water conservation requirements of the City. Decorative pedestrian painting, enhanced vehicular paving, and wall finishes are all part of the standards of the community character defined by materials concept. This concept is based on unity of all landscape and visual elements on the project site.

3.9 UTILITIES

3.9.1 Domestic Water

The City of Santa Clara Water and Sewer Utilities (CSC) would provide water service to the project site. CSC uses extracted groundwater and surface water supplies from the Santa Clara Valley Water District (SCVWD) and the San Francisco Hetch-Hetchy System to provide water to various land uses throughout the City. CSC owns and maintains the existing water mains surrounding the project site, specifically the water mains under Kaiser Drive, Kiely Boulevard, and Miles Drive.

Domestic water service would be provided to the site by the existing and proposed water infrastructure system (see **Figure 3.0-10, Conceptual Utility Plan**). The water infrastructure system improvements would consist of 8-inch water lines that would connect to the on-site housing and extend to the water lines in Kaiser Drive, Kiely Boulevard, and Miles Drive. Three water lines would extend from the site and connect to the existing water main under Kiely Boulevard and one water line would connect from the site to the existing water main under Kaiser Drive. A looped 8-inch main is proposed for the southern portion of the site, to connect to the existing water main under Miles Drive. An existing booster water pump on Kaiser Drive would be removed and new booster pumps may be installed to help facilitate supply of water for buildings of three or more stories. Three fire hydrants would be added to the adjacent roadways: two along Kaiser Drive and one on Pepper Tree Lane.

3.9.2 Recycled Water

The City receives recycled water from South Bay Water Recycling (SBWR). Recycled water would be provided to the site for irrigation purposes. The City plans to install a 12-inch recycled water main at the intersection of Benton Street and Kiely Boulevard. The recycled water main would run from Benton Street to about 700 feet north of Kaiser Drive on Kiely Boulevard and then turn in a easterly direction toward Central Park. This improvement is anticipated to be completed by 2009. The recycled water main would extend at that point to the north side and south side of Kaiser Drive to serve the project site. This improvement would occur within the existing Kiely Boulevard right-of-way.

3.9.3 Sanitary Sewer

The San Jose/Santa Clara Water Pollution Control Plant is a regional wastewater treatment facility serving eight tributary sewage collection agencies. Sewage generated within the proposed project site would be collected and conveyed through an on-site and off-site collection and conveyance system to the region's primary wastewater treatment plant.

CSC provides sewer service to the project site. Services provided by CSC include construction, operation, and maintenance of the City's sanitary sewer system. CSC operates and maintains the 8-inch sewer line under Kaiser Drive and the 24-inch sewer line under Kiely Boulevard. The sewer system for the project site would consist of an 8-inch sewer line that would connect to the on-site housing and extend to the existing sewer lines in Kaiser Drive and Kiely Boulevard (see **Figure 3.0-10**).

3.9.4 Storm Drainage

The site is currently served by the City's municipal storm drainage facilities. The City owns and maintains the 12-, 15-, and 24-inch storm drains in Kaiser Drive. The storm drainage system for the